

PART OF LOT 4 BLOCK B RANCHETTES
130 FT OF N 360.08 FT OF W1/2 OF
OF NE1/4.

DEAS RALPH R/DEAS SARAH M
227 SE HERNANDO AVE
LAKE CITY, FL 32025

2026

28-3S-16-02355-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,104	100	
TOTALS	1,104		1,104
			67,442

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,104	115.7000	111.07	122,621	1991	1991	0	0	45.00	55.00	
2 MANUF		1	0%	- 0	Heated Area: 1104			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
BLD DATE					LGL DATE					05/09/2022	MLU	
XF DATE					LAND DATE							
INC DATE					AG DATE							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			67,442
TOTAL MARKET OB/XF VALUE			9,500
TOTAL LAND VALUE - MARKET			13,000
TOTAL MARKET VALUE			89,942
SOH/AGL Deduction			10,985
ASSESSED VALUE			78,957
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			78,957
TOTAL JUST VALUE			89,942
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			88,539
XF0B:1:1: CHAMP M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8457	M H	125	06/06/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/2322	1/19/2018	WD	U	V	11	100
GRANTOR: RANDELL BURNHAM						
GRANTEE: RALPH R & SARAH M D						
1351/1520	12/22/2017	WD	U	V	11	100
GRANTOR: FRANCES WITT & SAMANT						
GRANTEE: RANDELL BURNHAM & R						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2014
TOTAL OB/XF 9,500												

BUILDING NOTES												
127 NW ANCIENT CT, LAKE CITY												

BUILDING DIMENSIONS												
BAS= W48 S23 E48 N23\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000								